

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Golden

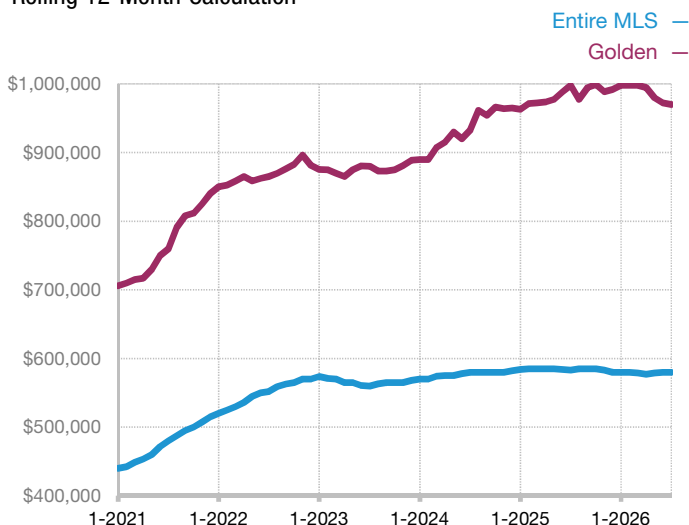
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	225	185	- 17.8%	--	--	--
Under Contract	59	51	- 13.6%	363	405	+ 11.6%
New Listings	97	87	- 10.3%	601	584	- 2.8%
Sold Listings	60	69	+ 15.0%	333	382	+ 14.7%
Days on Market Until Sale	23	31	+ 34.8%	34	40	+ 17.6%
Median Sales Price*	\$1,037,500	\$1,020,000	- 1.7%	\$1,010,000	\$996,500	- 1.3%
Average Sales Price*	\$1,089,381	\$1,083,160	- 0.6%	\$1,139,896	\$1,103,055	- 3.2%
Percent of List Price Received*	99.5%	98.5%	- 1.0%	99.4%	98.6%	- 0.8%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	42	66	+ 57.1%	--	--	--
Under Contract	7	12	+ 71.4%	63	63	0.0%
New Listings	18	19	+ 5.6%	103	133	+ 29.1%
Sold Listings	9	12	+ 33.3%	61	56	- 8.2%
Days on Market Until Sale	40	48	+ 20.0%	39	51	+ 30.8%
Median Sales Price*	\$512,500	\$622,500	+ 21.5%	\$488,000	\$607,500	+ 24.5%
Average Sales Price*	\$494,722	\$649,200	+ 31.2%	\$541,711	\$614,783	+ 13.5%
Percent of List Price Received*	97.1%	99.3%	+ 2.3%	98.9%	98.2%	- 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

